

Gateway Pacific Terminal – Dry-bulk Terminal Project



Alternate Wharf
Alignment under
Consideration

Applicant/Owner

- Pacific International Terminals, Inc.

Proposed Project

- Fifty-four million metric ton per year, dry-bulk multimodal terminal for transfer of commodities from rail to ship transportation.

Location

- Cherry Point Industrial Area, coastal Whatcom County situated between the BP Refinery to the north and ALCOA-Intalco facility to the south.

Site Characteristics

- Approximately 1,200 acres, currently undeveloped, partially deciduous forest with pasture and approximately 530 acres of wetlands.
- Zoned for industrial use in Whatcom County Comprehensive plan; wharf location designated for pier development in the Cherry Point Aquatic Reserve plan.
- Existing industrial water and power services and road access.

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Project Design

- **Terminal** – Two bulk materials handling and storage areas with rail loops for unit train access; with maximum capacity to handle 54 million metric tons of dry bulk material annually at full capacity. East Loop will contain a 2.75 million metric ton, 80-acre open-air stockyard. West Loop will contain a 360,000 metric ton capacity covered storage facility and up to six silos with 81,000 metric tons of storage.
- **Cargos** – Coal, grain products, potash, calcined petroleum coke, and other bulk commodities in any combination.
- **Wharf/Trestle** – 2,890 foot-long wharf with water depths up to 80 feet and three ship berths to handle very large Cape and Panamax sized dry bulk vessels; 1,100 foot-long trestle and conveyor system that connects wharf to Terminal.
- **Upgrade Rail Access to Site** – Existing 6.2-mile-long Custer Spur from the BNSF Railroad mainline will be upgraded with double track and additional support track. Bulk commodities will arrive in unit trains approximately 7,000 feet long when the terminal opens and up to 8,500 feet long at maximum Terminal capacity. Rail traffic will start at five trains per day, increasing to nine trains per day at maximum capacity.
- **Storm Water System** – Storm water runoff from project facilities will be collected and processed in accordance with federal and state discharge standards before release.

Proposed Project Schedule

- Complete permitting – 2012
- Start construction – 2013
- Begin operation – 2015

Socio-economic Benefits

- At full capacity, total direct employment would be 430 jobs; secondary employment in the region generated by the project would be 1,230 jobs. Estimated annual state and local tax revenue would be \$11 million per year; total regional income from payroll and purchase of goods and services would be \$126 million per year. Local and regional income during construction will be approximately \$624 million and will generate approximately \$70 million in local and state tax revenue.

Project Environmental Effects/Committed Mitigation

- **Site Area Utilized** – Approximately 350 acres to be developed outside the 100-year floodplain.

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- **Wetlands Impacted** – Approximately 141 acres of existing wetlands to be impacted with fill; additional 21 acres temporarily disturbed during construction.
- **Wetlands Mitigation** – Approximately 94 equivalent acres of wetland offsets per Whatcom County Code located on-site. Additional wetland mitigation or equivalent through land acquisition and improvement, in-lieu fee, or by obtaining wetland banking credits. Final mitigation requirements will be determined in the U.S. Army Corps of Engineers and Whatcom County permitting processes.
- **Streams** – Approximately 12,800 lineal feet of roadside ditches/streams to be disturbed; most re-routed into new or restored natural drainages.
- **Marine/Wharf and Trestle** – Wharf has been located in deep water outside eel grass beds in the sub-tidal zone to avoid impacts to herring spawning. Macroalgae mitigation site will be installed near the wharf location. Deep water location eliminates need for any construction or maintenance dredging.
- **Air Quality** – Covering/enclosing conveyors, transfer points and rail unloading stations will control dust emissions at the Terminal. Stockpiles may be sprayed for dust suppression. Emissions will be limited by using electrically driven equipment, efficient rail operations and provision of shore power to ships when able to use it.
- **Federal/State-Protected Species** – Eleven federally-protected species, seven state-protected species. Mostly marine species, including killer whale, several species of salmon and rockfish, bull trout, marbled murrelet, and forage fish may occur.
- **Fishing and Marine Resource Effects** – Tribal and recreation fishing currently occur at the project location. Recreational fishing may be enhanced by presence of the trestle and wharf piles, which provide additional habitat. Localized herring and salmon fishing would be obstructed only at the location of the wharf and a portion of the trestle. Usual and Accustomed use agreement with the tribes will be undertaken. No impacts to recreational fishing and crabbing would be expected.

Project Permitting

- **Governor's Office of Regulatory Assistance** – Multi-agency Permitting (MAP) Team has been established to integrate permit application reviews and coordinate interagency communication and scheduling.
- **Environmental Review** – Joint Environmental Impact Statement will be prepared under:
 - National Environmental Policy Act, U.S. Army Corp of Engineers (USACE) lead agency
 - State Environmental Policy Act, Whatcom County lead agency

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- **Permits** – Likely permits and regulatory approvals include:

Federal

- Clean Water Act Section 404 Permits for Wharf and Trestle, wetland fill and streambed alternations for upland terminal and rail upgrades (USACE)
- Rivers and Harbors Act Section 10 Permit for Wharf and Terminal (USACE)
- Endangered Species Act Section 7 Consultation (National Marine Fisheries Service /U.S. Fish and Wildlife)
- Magnuson-Stevens Act Essential Fish Habitat (National Marine Fisheries Service)
- Marine Mammals Protection Act (National Marine Fisheries Service)
- National Historical Preservation Act Section 106 Consultation (USACE)

State

- Aquatic Lease Agreement (Washington Department of Natural Resources)
- Hydraulics Project Approval (Washington Department of Fish and Wildlife)
- Section 401 Water Quality Certification (Ecology)
- NPDES General Industrial Stormwater (Ecology)

Local

- Existing Shoreline Development Permit for Wharf and Trestle (Whatcom County)
- Major Project Permit for Terminal (Whatcom County)
- Grading, Building, Technical code Permits (Whatcom County)
- Road Vacation (Whatcom County)
- Air permit(s) (Northwest Clean Air Agency)

Completed / Proposed Targeted Project Milestones

- November 30, 2010 – Governor's Office of Regulatory Assistance formed Multi-agency Permitting (MAP) Team
- February 28, 2011 – JAPRA, Project Information Document and supporting information available on Website
- April 4, 2011 – Notice of Intent to Prepare NEPA/SEPA EIS Issued
- April/May 2011 – Public and Agency Scoping Period
- May 16-18, 2011 – Public/Agency Scoping Meetings
- February 6, 2012 – Draft EIS Issued for Public Review and Comment
- February 6 to April 5, 2012 – Public/Agency Review and Comment Period
- October 1, 2012 – Final EIS Issued